

FOR LEASE

445 SAINT-JEAN-BAPTISTE
QUÉBEC CITY, QC



— STRATEGICALLY LOCATED WITH EASY ACCESS TO HIGHWAY



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OPPORTUNITY

PROPERTY SPECIFICATIONS



AVAILABLE AREA
42,339 SF (DIVISIBLE BY LOTS)



CLEAR HEIGHT
20' - 22'



LOADING
• 4 drive-in Doors
• 13 loading Docks



OFFICE AREA
3,852 SF



TRAILER PARKING
AVAILABLE



ZONING
• C1, C40, I1, I3
• Industrial & Commercial



POWER
• 600 V / 200 A
• 208 V / 100 A

FINANCIAL DETAILS

ASKING NET RENT
CONTACT US

ADDITIONAL RENT
\$7.19

OCCUPANCY
NEGOTIABLE



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PARKING

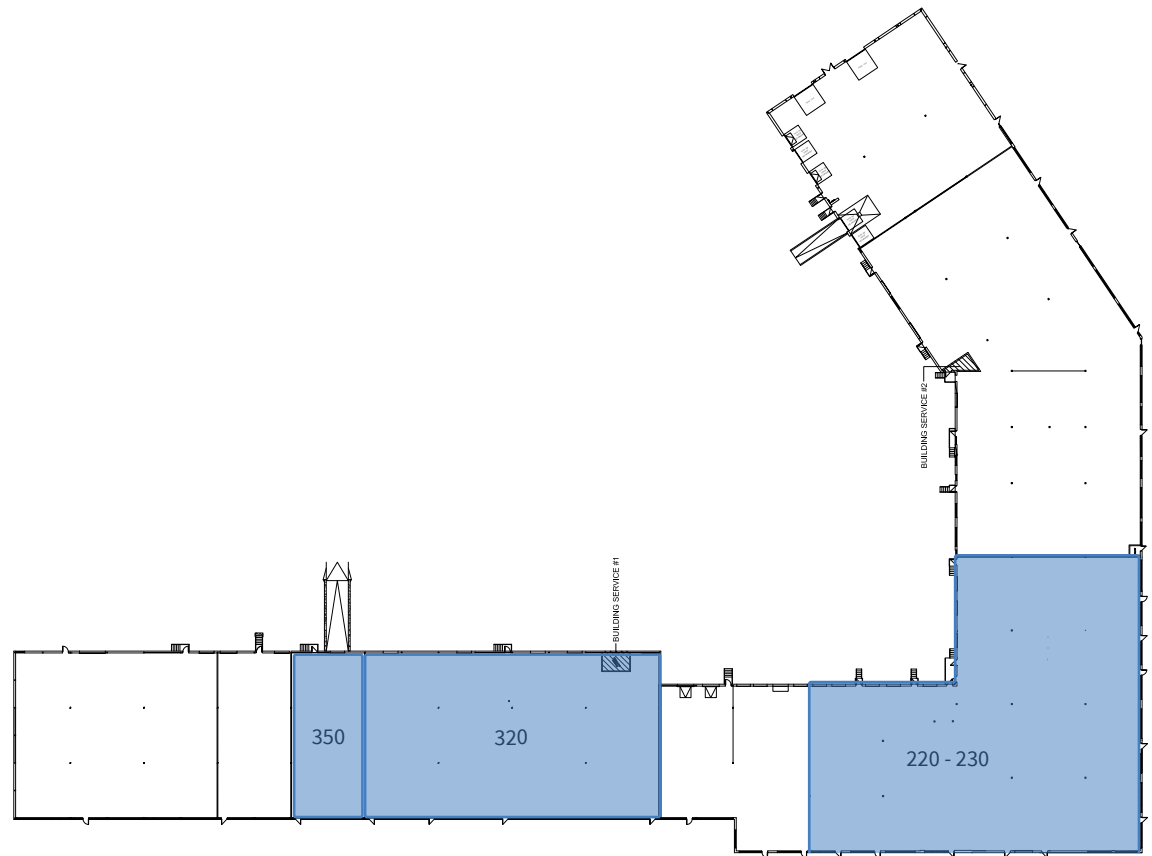
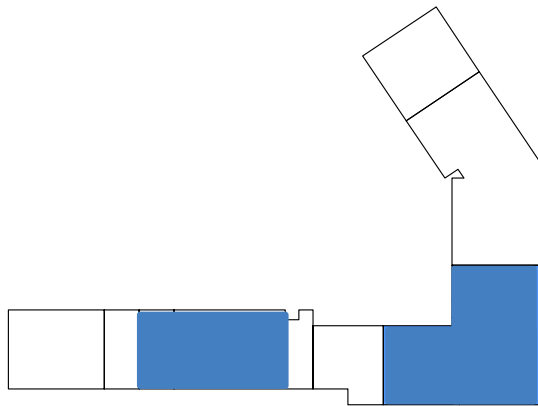


TRAILER PARKING AVAILABLE

ADDITIONAL PARKING THAT CAN ACCOMODATE +/- 30 TRAILERS OF 53'

FLOOR PLAN

445 SAINT-JEAN-BAPTISTE



WAREHOUSE
38,487 SF

TOTAL OFFICE
3,852 SF

TOTAL AVAILABLE AREA
42,339 SF

LOCATION

Saint-Jean-Baptiste: Where Industry Meets Connectivity

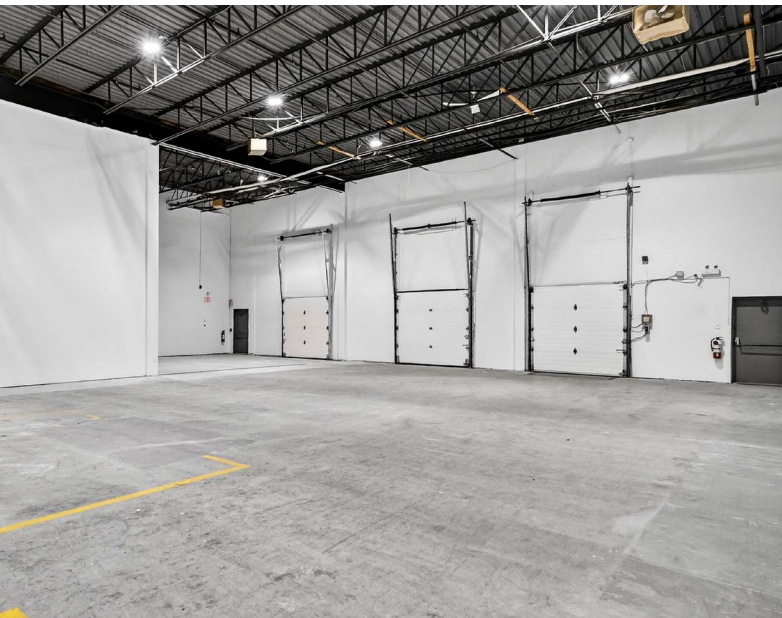
Located in the heart of the Carrefour du commerce sector and close to the Parc Technologique de Québec, the site benefits from immediate access to the strategic A-40, A-73 and Henri-IV highways, ensuring optimized travel times for transportation and distribution. Less than five minutes from the Jean-Lesage International Airport (YQB), the site is part of an established industrial hub that brings together several local services essential to operations (transportation, specialized suppliers, fuel, catering). This concentration of infrastructure and services makes it an efficient and sought-after location for logistics, manufacturing and technical activities.

INDUSTRY SECTORS

- ✓ Warehousing & Logistics
- ✓ Light manufacturing
- ✓ Research and technology



PHOTOS



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CONTACT THE TEAM

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